



Fort Mill Town Council

August 11, 2014

7:00 PM

Meeting Location

Fort Mill Town Hall, Council Chambers
112 Confederate St.
Fort Mill, SC 29715

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

WELCOME

APPROVAL OF MINUTES

Regular Meeting: July 28, 2014

PUBLIC COMMENT

Pursuant to Section 2-46 of the Code of Ordinances for the Town of Fort Mill, any resident may appear before council for the purpose of providing public comments on any municipal matter (except personnel matters). Those who wish to speak must sign the Public Comment sheet prior to the start of the meeting.

PRESENTATIONS

Presentation #1

Paradise CDBG Update

-Jason Vance, Catawba Regional COG

PUBLIC HEARING ITEMS

Public Hearing Item #1

An ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Pleasant/Vista MXU Project

Public Hearing Item #2

An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by district; Section 8, LC Local Commercial District; so as to add day care centers to the list of permitted uses within the LC District; to remove newspaper publishing plants from the list of permitted uses within the LC District; to amend the prohibition on outdoor speakers for restaurants and other establishments located within the LC District; and to amend the screening requirements for utility substations and towers in the LC District

NEW BUSINESS

New Business Item #1

First Reading: An ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Pleasant/Vista MXU Project

New Business Item #2

First Reading: An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by district; Section 8, LC Local Commercial District; so as to add day care centers to the list of permitted uses within the LC District; to remove newspaper publishing plants from the list of permitted uses within the LC District; to amend the prohibition on outdoor speakers for restaurants and other establishments located within the LC District; and to amend the screening requirements for utility substations and towers in the LC District

New Business Item #3

First Reading: An ordinance amending the Code of Ordinances for the Town of Fort Mill; Chapter 24, Offenses and Miscellaneous Provisions; Article II, Offenses Against the Peace; Section 24-34, Unreasonable Noise Prohibited; so as to provide conditions when restaurants, bars, and other eating, drinking and entertainment establishments may utilize live music and speakers

New Business Item #4

Contract consideration between Fort Mill and York County. York County's engineering and legal departments have prepared the attached contract for the Town of Fort Mill's consideration. York County Council will be considering the contract at its August 18, 2014 meeting. The contract covers two subjects.

The first, the purchase of a 24" water line paralleling Hwy 21 for the undepreciated value remaining on the county tax books as of January 1, 2014. .

The county prices the water line at \$312,266.50. The original cost of this section of line was \$445,261. The 24" water line was installed in 1997. The section to be purchased runs north along Hwy 21 from Hwy 160 to Coltharp Road. The length to be purchased by the town is 8,500 feet of the lines total length of 22,500 feet.

The second subject covered by this contract, The Town of Fort Mill wishes to contract with the York County for wholesale sewer service to the Kingsley North Land development site. This service is needed to support two new businesses recently announced for the Kingsley site. The developer will provide all internal water and sewer infrastructure as well as external infrastructure necessary to carry the waste water to the County's lift station on Steele Creek off Coltharp road. The county will collect the sewage and pump it to Rock Hill Manchester Creek Wastewater Facility for treatment.

The county will charge the town its present wholesale price for wholesale sewage treatment. This includes Rock Hill cost to treat, a fee for transportation and general costs for covering required maintenance, bonds, etc. In addition the town will pay capacity charges to the county whenever a new service connection is initiated. Currently the town capacity charges exceed those of York County. Attached is the prepared agreement and the depreciation schedule prepared by the county as well as the counties current rates for wholesale sewer service.

New Business Item #5

Request for Public water service to 2120 Sunset Circle

ITEMS FOR INFORMATION

Information / Discussion Item #1

Fort Mill Southern Bypass Update

EXECUTIVE SESSION

Executive Session Item #1

Discussion of items incidental to proposed contractual arrangements

UPCOMING MEETINGS AND EVENTS

Town Council Quarterly Workshop

Mon. August 16, 2014 (8:30 AM)

TBD

ADJOURN

